



THE
A-TEAM

**RE/MAX
FIRST**

32079 WILLOW Way, Rural Rocky View County T4C 2Y4

MLS® #: **A2167639** Area: **Bearspaw_Calg** Listing Date: **09/20/24** List Price: **\$619,900**
 Status: **Active** County: **Rocky View County** Change: **-\$25k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
 Lot Sz Ar: **206,474 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

101
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:

Construction:
 Flooring:
 Water Source:
Co-operative
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Electricity Available, Water At Lot Line

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

Zoning:
R-RUR

Remarks

Pub Rmks: **This is a new 4.74 acre lot in the Bearspaw Area, just west of Lochend Road. on Willow Way. This property has nice grassland. The Rocky View Water Coop capacity unit (paid for by the developer). This land has a private paved approach, gently rolling land, and is south sloping. There is no restrictive covenant, no building commitment, nor Home Owners Association. The smallest lots in this area are 4 acres in size. The lot corners are triple flagged, and the lot lines have single flags on the stakes. The fence line on the west side is inside the lot by a couple of meters. This is one of four lots on this subdivision. Two are sold. They all have similar terrain and views . The configuration of the lots is quite different one from the other.**

Inclusions:
Property Listed By: **One Water Coop CU
RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







